Return to Use Initiative
2007 Demonstration Project

Macalloy Corporation:
North Charleston, South Carolina

THE SITE: The Macalloy Corporation site is situated in a primarily industrialized area of North Charleston, South Carolina. This former ferrochromium alloy manufacturing plant fronts Shipyard Creek in a section of the Charleston Peninsula referred to as "The Neck," which is formed by the confluence of the Ashley and Cooper Rivers. In November 2006, the Macalloy site was recognized by the U.S. Environmental Protection Agency (EPA) as the 1,000th National Priorities List (NPL) site in the United States to achieve remedial construction completion status. The cleanup activities required by EPA for continued industrial site use included ex-situ soil mixing, groundwater treatment and monitoring, sediment excavation, tidal creek restoration, and implementation of a storm water management system. The accelerated cleanup, which lasted only six years from NPL listing to construction completion, has expedited the Macalloy site's transition from a contaminated and environmentally impaired piece of property to a site put to beneficial reuse for the North Charleston community.

THE OPPORTUNITY: Charleston is currently experiencing exponential growth, which is driving the need to creatively recycle land within the city boundaries. In February 2005, the Macalloy property was purchased by Ashley II of Charleston, LLC (Ashley II) while remedial action was underway. Ashley II is a partnership consisting of Cherokee Investment Partners (Cherokee), Greenhawk Partners, and local real estate interests. Ashley II plans to relocate existing commercial and industrial businesses along the Ashley River corridor to about 30 acres of the Macalloy parcel in late 2007. This move will open up space for Ashley II's planned Magnolia project that incorporates new urbanism components (live/work/play environments). The remaining 110 acres of the Macalloy site will likely be redeveloped as a port facility that utilizes the multi-modal transportation routes of Interstate 26, CSX rail lines, and deep water in adjacent Shipyard Creek. EPA's assistance is vital to ensuring that human health and the environment remain protected throughout the cleanup and redevelopment process.

THE BARRIERS: The success of the various stakeholders was dependent upon establishing appropriate cleanup goals that were protective of human health and the environment, while developing a remediation strategy that would accommodate future use of the site as an industrial park. One of the primary remedial action objectives at the Macalloy site was to mitigate offsite contaminant discharges in storm water to the adjacent Shipyard Creek through a combination of remediation measures and a comprehensive site-wide storm water management plan. The selected storm water management system had to not only mitigate offsite discharges of impacted storm water,


The Macalloy site, pre-removal action

Barriers:
Establishing appropriate protective cleanup goals and a remediation strategy that would accommodate future industrial reuse

Solution:
EPA's ability to work with both responsible parties and developers to maximize resources and keep the project moving forward


The Macalloy site, during removal action

Before:
Former ferrochromium alloy manufacturing plant located in a highly industrialized area

After:
Macalloy Superfund site put to beneficial use as an industrial park

but also accommodate future site development plans.

THE SOLUTION: Cherokee and EPA demonstrated their steadfast commitment to the project by going above and beyond to maintain communication between the many stakeholders. Negotiations are ongoing with EPA to upgrade the remedies in some areas that will be protective for residential use as well. At the Macalloy site, EPA worked closely with Cherokee to redesign the storm water management system in a way that would work with Macalloy's planned reuse. Redevelopment of the Macalloy site in particular will maintain and create industrial jobs, which are important to the economic growth of the community.

THE SITE NOW: Redevelopment efforts at the Macalloy Corporation site and surrounding properties in the Neck owned by Cherokee represent the largest reclamation project attempted thus far by private developers in South Carolina. The Macalloy site in particular now offers approximately 20 acres for potential industrial redevelopment. The remainder of the Macalloy site will likely be reused as a port facility that takes advantage of existing multi-modal transportation infrastructure. Relocation of industrial businesses onto the parcel is already underway and the first three industrial businesses expect to begin operating on the Macalloy property in 2008. Progress is also being made at the nearby properties in support of the Magnolia and Ashley River Center developments, also owned by Cherokee. At the Macalloy site, ground water and storm water monitoring are on-going and EPA monitors erosion of the surrounding river banks.

FOR MORE INFORMATION, CONTACT: Craig Zeller, Remedial Project Manager, at (404) 562-8827 or zeller.craig@epa.gov; or Jon Bornholm, Region 4 Superfund Redevelopment Coordinator, at (404) 562-8820 or bornholm.jon@epa.gov.

The Macalloy Superfund site, post-removal action